DRM No. 881—Oregon Trust Deed Series—TRUST DEED.		N. 001	1096
	TRUST DEED	Völ. <u>M88</u> P	19
Michael A. Walkin as Grantor, Motor Investment	hisday of Ja	M CHURCH CONTRACT	
Michael A. Walkin	Amon Title	and ESCROW,	
As Grantor,	Comony SECONDERED DE		en de la later de suive de la constant la constant de la cons
			t cole the property
as Beneficiary, Grantor irrevocably grants, be	argains, sells and conveys to	rustee in trust, with po parcel of propert	y situated in the
as Beneficiary, Grantor irrevocably grants, bu in Contract Contract Contract utheast Quarter of the South st, Willammette Meridian, mo	unty, Oregon, described as: 1 west Quarter (SE <sub>4</sub> SW <sub>4</sub> ) C	f Section 7, Towns	inning at a point which
utheast Quarter Meridian, mo	re particularly description	6 feet and S. 6°02	W. a distance if our
es N.89 Jo "iron pin which ma	irks the Northeast con	running thence N.8	39,39, w a distance of
es N.89 59 "In an iron pin which ma bet from an iron pin which ma buth, Range 9 East of the Wil 5.97 feet to a point; thence ight of wayline of the road,	S 6°02' W. a distance	ong said Northerly	right of way line on tance of 210.0 feet, me
ight of wayline of 82.52	feet to a point; thence	N. 6°02' E. a dis	
r less to a point	그는 김 동안 공장에서 가격을 가지 않는다.	한 것 같은 것 같은 것 같은 것 같은 것 같이.	
r less to a point of beginning the tenen	nents, hereditaments and appurtena	nces and all other rights the all fixtures now or hereafter	attached to or used in connec-
now out and real estate.	TIRING PERFORMANOL		And and a second s
FOR THE PURPOSE OF Sixty Eight Hundred	1 Forty Five and 67/100	, with interest thereon accor	ding to the terms of a promission it principal and interest hereof, if
note of even date herewith, payable to	January 29,	date stated above, on which	the final installment of said note
not sooner paid, to be maturity of the deb The date of maturity of the even	t secured by the described property, or the within described property, or	any part the written conse	ent or approval of the beneticiary, urity dates expressed therein, or
hacomus que ana F	bligations secured by this instrument	at year marked a firm	
The above described real property	trust deed, grantor agrees: (a) gran gran tood condition gran	consent to the making of any mining any easement or creating a right any easement of agreement af indination or other agreement warra	ap or plat of said property; (b) join in ny restriction thereon; (c) join in any tecting this deed or the lien or charge tecting this deed or the property. The ny, all or any part of the property.
To protect the security of this To protect, the security of this To protect, preserve and maintain To protect, preserve and demolish any and repair; not to remove or demolish any and repair; not to permit any waste of said pro-	said property in provement thereon; there operty. gran workmanlike gran operty. good and workmanlike lega	tee in any reconvey, without may the in any reconveyance may the reconveyance may the reconveyance may be the truthe the the the the	ap or plat of said property; (b) join in ny restriction thereon; (c) join in any lecting this deed or the lien or charge lecting this deed or the heroperty. The the scribed as the "person or persons be described as the "person or persons tabs therein of any matters or lacts shall tabs therein for any matters or lacts shall tabs therein for any matters or lacts shall hall be not less than $$5$ . hall be not less than $$5$ . hall be not less than $$5$ . hall be defined by a receiver to be ap- noby aftern denous of any security loor
2. To complete or restore provide which anner any building or improvement which manner any building or improvement all costs	ices, requests, to tim	ices mentioned in this paragraph sices mentioned in this paragraph in 10. Upon any default by grian 10. Upon any default by grian in persone without notice, either in persone without rel	ess thereof. Altern \$5. hall be not less than \$5. hall be not less than \$5. hall be not less than \$5. hall be adequacy of any security for gard to the adequacy of any security for gard to the adequacy of any security for any security for the addition of the same, name sue or otherwise collect the same,
manner any building or implore due all costs destroyed thereon, and pay when due all costs J. To comply with all laws, ordinar J. To comply with all laws, ordinar for executing such financing statements for executing such financing statements cal Code as the beneficiary may require to proper public office or offices, as well as by filing officers or searching agencies as beneficiary.	r in the Uniform Commer- pursuant to the Uniform Commer- pursuant to pay for filing same in the and to pay for filing same in the the cost of all lien searches made the cost of all deviable by the		
char public office or offices adencies as	may be decined to	y's fees upon any indeptedites	taking possession of said property, the
and such other hazards as the beneficiary,	with loss payable to the latter; all co	surance policies or compensation of	lease thereof as aforesaid, shari not don
if the grantor shall fall the beneficiary at h	hereafter placed on said buildings,	insuant to such notice. Itsuant to such notice. 12. Upon default by grante 12. Upon default of an	or in payment of any indepledities of a greement hereunder, the beneficiary me y agreement hereunder, and payable. In such a
the beneficiary may procure the insurance collected under any lire or other insurance collected under any lire or attendes secured here	by and in such order as beneficiary	vent the beneficiary at his electric	the trustee to foreclose this trustee sh
may determine, or at option of star any part thereol, may be released to gran any part thereol, may default or notice o	tor. Such approximation invalidate any i default hereunder or invalidate any i default hereunder or invalidate any i default here and to pay all	execute and cause to be recorded execute and cause to be recorded to sell the said described real bareby, whereupon the trustee sha	property to satisfy the obligation ill fix the time and place of sale, give not and proceed to foreclose this trust deed
5. To keep said premises its taxes, assessments and other charges that	t may be levied of assessments and other of such tixes, assessments and other and promptly deliver receipts therefor re-	the manner provided in ORS 88.7 13. Alter the trustee has	commenced foreclosure by advertisement to commence the date the trustee conducts days before the date the ORS 86.753, may c
fares, assessments and property before any part of against said property before advected charges become past due or delinquent a to beneficiary; should the grantor and the ments, insurance premiums, liens or oth ments, insurance premiums, deneficiary may, by direct payment or by providing b	o make plyment of grantor, either er charges payable by grantor, either eneliciary with funds with which to eneliciary with funds with which to at its option, make payment thereol, at its option, make payment thereol,	the default or defaults. If the de	the default may be cured by purples we
make such payment, beneficiary interest at	t the rate set form his 6 and 7 of this scribed in paragraphs 6 and 7 of this	not then be due had no default being cured may be cured by t	endering the performance required the default y case, in addition to curing the default y case, but pay to the beneficiary all c
trust deed, without waives the payment covenants hereot and for such payment as well as	s, with miercs, shall be bound to the	and expenses actually incurred	ney's lees not exceeding the amounts p
erty hereinbefore descure bound for same extent that they are bound for described, and all such payments shall described, and the nord by this trust of out notice, and the nord by this trust of remember of breach of this trust deed. remember of breach of this trust deed.	be immediately due and payable and deed immediately due and payable and	by law. 14. Otherwise, the sale	of sale or the time to which said sale
constitute a breach of this trust decu constitute a breach of this trust decu 6. To pay all costs, fees and e 6. To pay all costs, fees and e	sts and expenses of the trustee incurred sts and expenses of the trustee incurred	auction to the highest bidder i	ts deed in form as required by law conv its deed in form as required by repress o
in connectivy incurred.	any action or proceeding and in any suit,	of the truthfulness thereof. An	ay purchase at the sale.
action of provide the foreclosure of this	eliciary's or trustee's attomaticases shall be	15. When trustee of sa shall apply the proceeds of sa	le to payment of (1) the charge by tru he trustee and a reasonable charge by the n secured by the trust deed. (3) to all p n secured by the trust deed in the
fixed by the trial court and in the trial court, grantor fur decree of the trial court, grantor fur	ther agrees to pay a trustee's attor- e as the beneficiary's or trustee's attor-	having recorded liens subseque deed as their interests may ap	ppear in the order of their priority and the or to his successor in interest entitled for
It is mutually agreed that a In the event that any port	ion or all of said property shall have the condemnation, beneficiary shall have the	16. Beneticiary his is sors to any trustee named he	rein or to any successor trustee appointer rein or to any successor trustee appointer ent, and without conveyance to the su ent, and without conveyance and duties co
right, if it so elects, to require that	ich are in excess of the antoning paid or and attorney's tees necessarily paid or	trustee, the latter shall be to	f or appointed instrument executed by being
incurred by grantor in such pionany reasonal applied by it first upon any reasonal applied by it first upon any reasonal te court	ble costs and expenses and or incurred by bene- rts, necessarily paid or incurred by bene-	which, when recorded in which the property is situated of the successor trustee.	this trust when this deed, duly execut
			occeruing ind is brought by truste
9. At any time of its lees and p ticiary, payment of its lees and p endorsement (in case of full reconv the lightlity of any person for the	y's request. me to time upon written request of bene resentation of this deed and the note to resentation, without affectin payment, of the indebtedness, trustee ma payment, of the indebtedness, trustee indebtedness, trustee man hereunder must be either of	y shall be a purif	ection or processing at the Bar, a bank, trust Insurance company outhorized to insure till excrow agent licensed under ORS 696.505 to T (1874)
Tric manual Ant aroundes	that the trustee hereunder must be either a	bregon or the United States, a three States or any agency thereof, or an	escrow agent licensed under one official

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and that he will warrant and for	ever detend the same against all persons whomsoever.
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The grantor warrants that the pro-	(a) An and a set of the set of
and the second	ceeds of the loan represented by the above described note and this trust deed are: al, family or household purposes (see Important Notice below), "it grantor is a natural person) are for business or commercial purposes."
personal secon applies to, inures to the	benefit of and hind. It
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and a firstly state water and the transferred to the first the first	said grantor has hereunto set his hand the day and year first above with
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disclosures: for this multi with the Act and R	egulation by making required
If compliance with the Act is not required, disr	Form No. 1319, or equivalent, Studies J. Waltin 1-20-8 egard this notice.
(If the signer of the above is a corporation, use the farm of acknowledgement opposite.)	Automatical generation of the second se
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County of KIAMAH	<pre>}ss. STATE OF OREGON }ss. }ss.</pre>
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